

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Blackburn Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,494,000

House

X

Unit

Suburb Blackburn

Period - From 01/10/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Patricia Rd BLACKBURN 3130	\$1,375,000	11/11/2017
2	162 Canterbury Rd BLACKBURN SOUTH 3130	\$1,358,000	02/12/2017
3	3 Harcourt St BLACKBURN NORTH 3130	\$1,356,000	23/09/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms: 7

Property Type: House

Land Size: 738 sqm approx

Agent Comments

Comparable Properties



7 Patricia Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,375,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 8

Property Type: House (Res)

Land Size: 663 sqm approx



162 Canterbury Rd BLACKBURN SOUTH 3130 (REI) **Agent Comments**



Price: \$1,358,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 8

Property Type: House (Res)



3 Harcourt St BLACKBURN NORTH 3130 (REI) **Agent Comments**



Price: \$1,356,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 762 sqm approx